

DEDICATION:

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: TRUE LIFE COMMUNITIES, L.L.C., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF THE ESTATES AT PINE CANYON UNIT 5, A RESUBDIVISION OF TRACTS 6 & 7 AND PORTIONS OF TRACTS "B", "E" & "F" OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8, MAP 92, RECORDS OF COCONINO COUNTY, AND OF TRACTS 5C & 5D OF THE ESTATES AT PINE CANYON UNIT 4 AS RECORDED IN DOCUMENT No. 3393728 RECORDS OF COCONINO COUNTY, LOCATED IN THE E1/2 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES THE TRACTS AND EASEMENT AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN.

TRACTS "6A", "7A", "7B" & "7C" ARE HEREBY RESERVED BY TRUE LIFE COMMUNITIES L.L.C. FOR THE HOMEOWNERS ASSOCIATION AS PRIVATE ROADS AND PUBLIC UTILITY EASEMENTS (TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION).

TRACT "6B" IS HEREBY RESERVED BY TRUE LIFE COMMUNITIES L.L.C. FOR THE HOMEOWNERS ASSOCIATION AS A PRIVATE DRAINAGE EASEMENT (TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION).

TRACT "6C" IS HEREBY RESERVED BY TRUE LIFE COMMUNITIES L.L.C. FOR THE HOMEOWNERS ASSOCIATION AS PRIVATE OPEN SPACE (TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION).

IN WITNESS WHEREOF: TRUE LIFE COMMUNITIES, L.L.C., HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
AIDEN BARRY (MANAGING MANAGER)

ACKNOWLEDGMENT:

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, AIDEN BARRY, MANAGING MEMBER OF TRUE LIFE COMMUNITIES, L.L.C., WHO ACKNOWLEDGED BY SELF TO REPRESENT TRUE LIFE COMMUNITIES, L.L.C., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERECTED IN THIS TRACT BE OCCUPIED UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:  
A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING  
B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING  
BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

ALL BUILDING CONSTRUCTION, INCLUDING ACCESSORY BUILDINGS, SHALL BE LIMITED TO A SPECIFIC DEVELOPMENT ENVELOPE FOR EACH LOT AS SHOWN HEREON AND THIS BUILDABLE AREA IS LIMITED TO SETBACKS SHOWN.

ALL ON-LOT AREAS NOT DESIGNATED AS DEVELOPMENT ENVELOPES ARE TO BE MAINTAINED AS PERPETUAL RESOURCE PROTECTION EASEMENTS AND BUFFERYARDS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS (SEE SHEETS 3 AND 4 FOR INDIVIDUAL DEVELOPMENT ENVELOPES).

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2012 EDITION) - SECTION 13-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ORDINANCE NO. 2007-13.

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

ACCESSORY BUILDINGS AND STRUCTURES SHALL EITHER BE CONSTRUCTED WITHIN THE INDIVIDUAL BUILDING ENVELOPES AS SHOWN OR THE INDIVIDUAL OWNER MUST DEMONSTRATE THROUGH A BUILDING PERMIT APPLICATION THAT NO FOREST RESOURCES OR SLOPE RESOURCES GREATER THAN 17% WILL BE REMOVED ON ENCROACHED UPON. ADDITIONALLY, THE BUILDING/STRUCTURE SHALL COMPLY WITH ALL CITY OF FLAGSTAFF REQUIREMENTS REGARDING THE LOCATION, SIZE AND CONSTRUCTION FOR SUCH BUILDING/STRUCTURE.

CITY OF FLAGSTAFF:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE

\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE DEVELOPMENT REVIEW BOARD OF FLAGSTAFF, ARIZONA ON THE

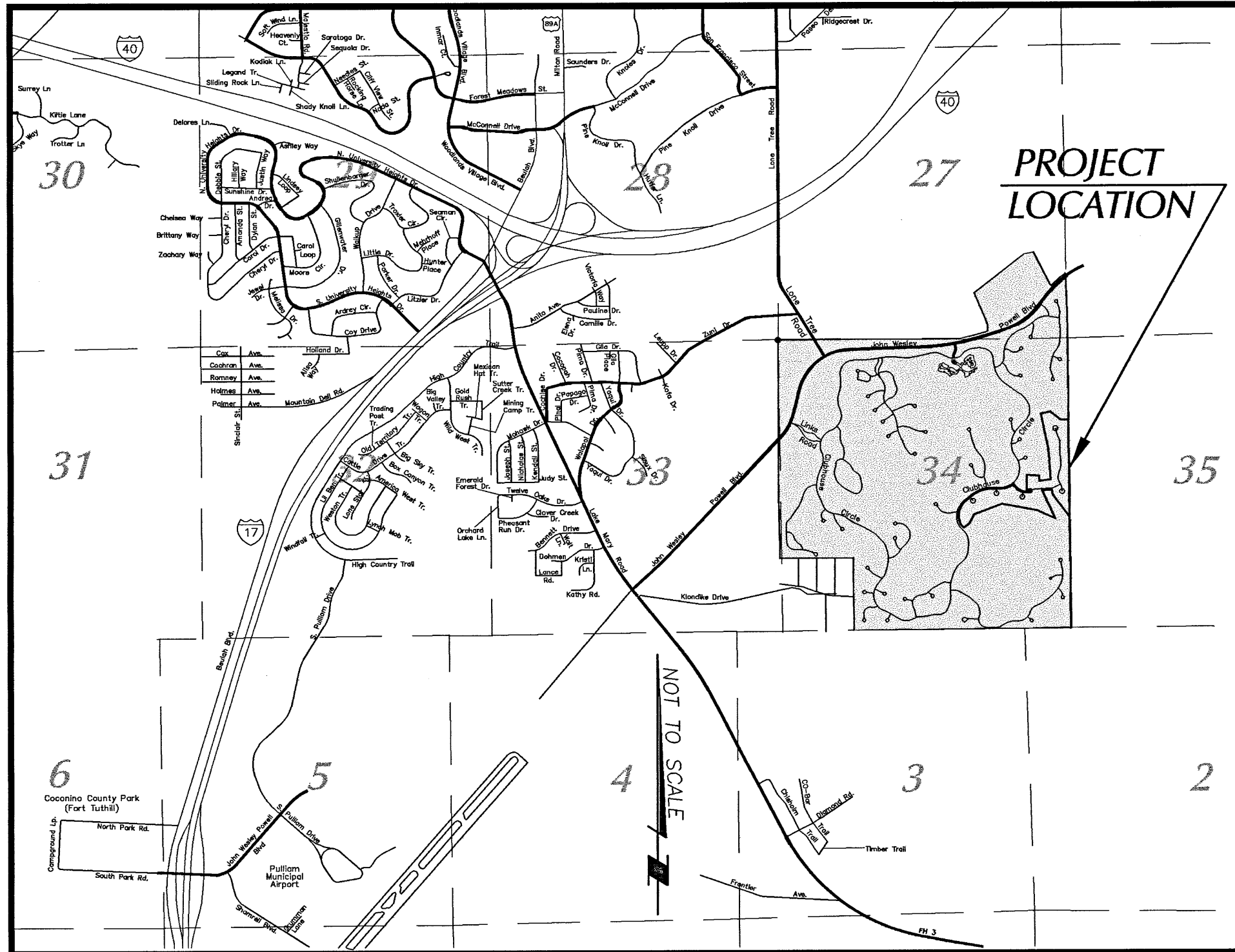
\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

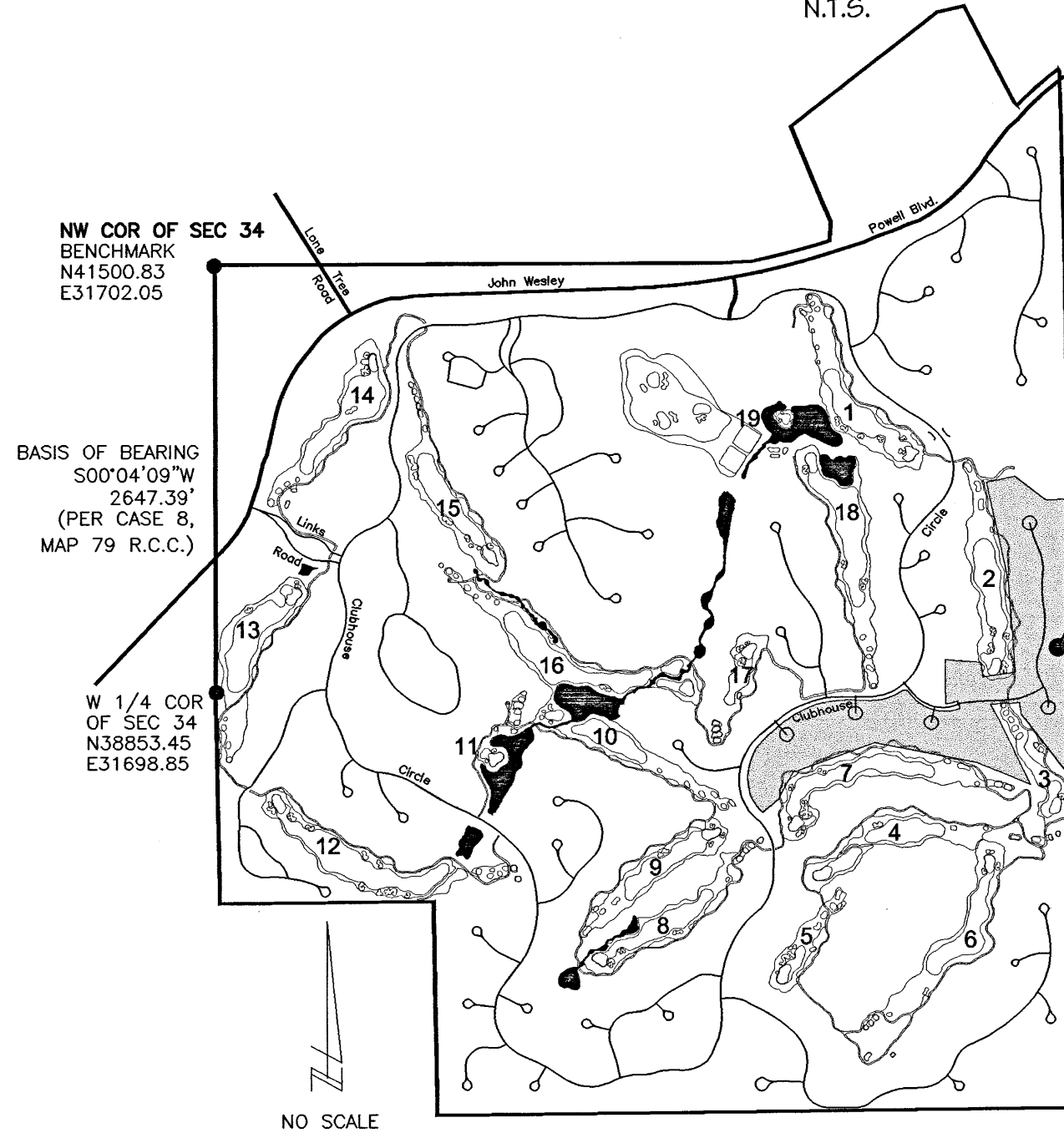
BY: \_\_\_\_\_  
CITY ENGINEER

# FINAL PLAT FOR THE ESTATES AT PINE CANYON UNIT 5 A 47 LOT SUBDIVISION

A RESUBDIVISION OF TRACTS 6 & 7, AND PORTIONS OF TRACTS "B", "E" AND "F" OF THE ESTATES AT PINE CANYON, UNIT ONE, AS RECORDED IN CASE 8, MAP 92, RECORDS OF COCONINO COUNTY, AND OF TRACTS 5C AND 5D OF THE ESTATES AT PINE CANYON UNIT FOUR AS RECORDED IN DOCUMENT No. 3393728, RECORDS OF COCONINO COUNTY LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



VICINITY MAP  
N.T.S.



PROJECT  
LOCATION



UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENERGY

DATE

CENTURYLINK

DATE

ARIZONA PUBLIC SERVICE

DATE

SUDDENLINK

DATE

PROJECT INFORMATION

PROJECT NAME: THE ESTATES AT PINE CANYON - UNIT FIVE  
PROJECT LOCATION: 3851 S. CLUBHOUSE CIRCLE  
FLAGSTAFF, AZ. 86001  
LATITUDE: 35° 09' 33"  
LONGITUDE: 111° 37' 55"  
APN NUMBER: 105-10-159, 162A, 163, 180, 181, 438 & 439.  
NUMBER OF LOTS: 47  
TOTAL ACREAGE: 29.946±  
PROJECT DENSITY: 1.6 UNITS/ACRE  
CURRENT ZONING DISTRICT: R-1  
CURRENT USE: VACANT LAND  
R.L.U.T.P. DESIGNATION: LOW DENSITY RESIDENTIAL  
PROPOSED USE: SINGLE FAMILY DETACHED  
OWNER/DEVELOPER: TLC PC AZ, LLC  
1201 E. JOHN WESLEY POWELL BLVD.  
FLAGSTAFF, ARIZONA 86001  
(925-824-4300)

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X" (NO SHADING)

RAINWATER HARVESTING

ALL SINGLE FAMILY DWELLINGS SHALL UTILIZE PASSIVE RAINWATER HARVESTING TECHNIQUES PER THE "RESIDENTIAL RAINWATER HARVESTING: A GUIDE TO WATER-WISE PLANNING AND DESIGN" PUBLICATION PROVIDED BY THE CITY OF FLAGSTAFF.

PRIVATE ROADWAY NOTE

ALL NEW ROADWAYS WITHIN THE SUBDIVISION SHALL BE PRIVATE ROADWAYS, OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE ROADS WILL BE LOCATED IN TRACT "6A" WHICH IS A PRIVATE ROADWAY EASEMENT AND A PUBLIC UTILITY EASEMENT.

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001  
MR. ROBERT C. IMPELLITTER (CERTIFICATE NO. 22196)

ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.

DRAINAGE DETENTION & LID NOTES

ALL DETENTION FOR THIS SUBDIVISION IS PROVIDED FOR IN THE PROPOSED EXTENDED DETENTION POND 5 PER "PINE CANYON DRAINAGE REPORT ADDENDUM FOR THE ESTATES AT PINE CANYON UNIT FIVE IMPROVEMENT PLANS", PREPARED BY SHEPHARD WESNITZER, INC. DATED MARCH 11, 2009 (CONSTRUCTED WITH THIS SUBDIVISION) AND EXISTING DETENTION PONDS 4B, 6B AND 6C PER "DRAINAGE REPORT FOR PINE CANYON", PREPARED BY SHEPHARD WESNITZER, INC. DATED DEC. 3, 2001. LID WILL BE PROVIDED FOR THE NEW ROADWAY IMPERVIOUS SURFACES ONLY IN THE PROPOSED EXTENDED DETENTION POND 5 AND BIO-RETENTION BASIN No. 1, PER "DRAINAGE REPORT ADDENDUM No. 1 FOR THE ESTATES AT PINE CANYON - UNIT FIVE", PREPARED BY MOGOLLON ENGINEERING, DATED APRIL 22, 2013.



I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WAS PERFORMED AND PREPARED BY ME AND THAT IS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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